



6 Rumsey Wells Place St. Andrews Street, Norwich

Norwich

Minors & Brady

6 Rumsey Wells Place St. Andrews Street

Norwich, Norwich

Offered with no onward chain, this well-presented over-55s apartment is positioned on the 2nd floor of a well-maintained development in central Norwich, just off St Andrews Street. The layout includes a spacious lounge diner with electric underfloor heating, a modern fitted kitchen with integrated appliances, 2 bedrooms, including a principal with en suite, and a separate shower room. Secure video entry, lift and staircase access, and gated visitor parking support ease of daily living, while a communal balcony area provides shared outdoor space. Independent cafés, restaurants, boutique shops and everyday amenities are all within easy walking distance, placing the apartment firmly within the heart of the city.

Location

Rumsey Wells Place is positioned in a lively and well-connected part of Norwich, tucked just off St Andrews Street and moments from the city centre. The surrounding streets are lined with independent cafés, popular restaurants, boutique shops and everyday services, creating an environment that feels active and well supported. Cultural landmarks, including Norwich University of the Arts, historic city lanes and nearby theatres, add depth and interest to the area. Regular bus routes run close by, making movement across the city straightforward. Norwich Cathedral, the riverside walks and the main shopping districts are all within comfortable walking distance, offering a practical and engaging setting for daily life.



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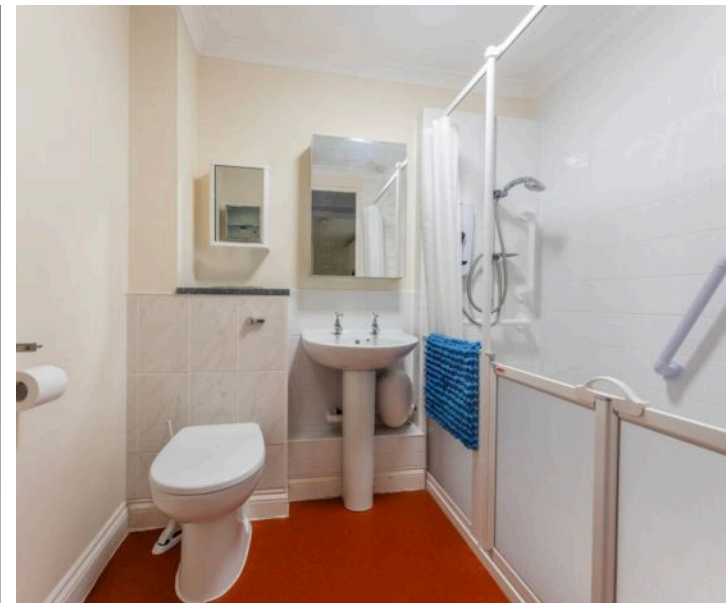
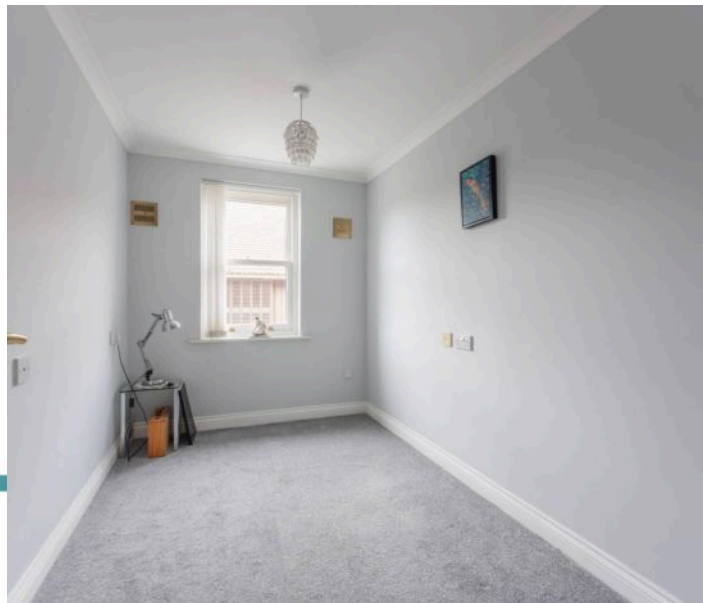
Rumsey Wells Place, St. Andrews Street

Accessed via a well-maintained communal entrance with secure video entry, the development offers both lift and staircase access to the upper floors. The apartment is positioned on the 2nd floor and opens into a welcoming entrance hall, finished with fitted flooring and incorporating a built-in airing cupboard, providing practical integrated storage from the outset.

The hallway leads through to the main living space, where the lounge diner is bright and well-proportioned, offering clear definition for both seating and dining areas. Integrated electric underfloor heating runs throughout the apartment, supporting comfortable year-round living, while windows draw in natural light and create an open feel.

The kitchen is arranged just off the living space and is fitted with a modern range of integrated units and appliances, including oven, hob and extractor, with coordinated work surfaces and tiled splashbacks. Space is provided for a washing machine, and the layout is designed for everyday practicality.

Sleeping accommodation is arranged away from the main living areas. The principal bedroom is a generous double room, finished with fitted wardrobes and a built-in cupboard, and is served by an en suite shower room fitted with a walk-in shower, WC and wash basin, complemented by tiled walls and flooring.



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The second bedroom is well-sized and flexible in use, supported by a separate shower room with a walk-in shower, WC and wash basin, finished to a modern standard. Double glazing and electric underfloor heating enhance comfort throughout. Residents also enjoy access to a communal balcony area to the front of the building, while visitor parking is located to the rear behind secure, remote-controlled gates. The apartment is offered with no onward chain and provides secure, low-maintenance living in a prime central Norwich setting.

Agents notes

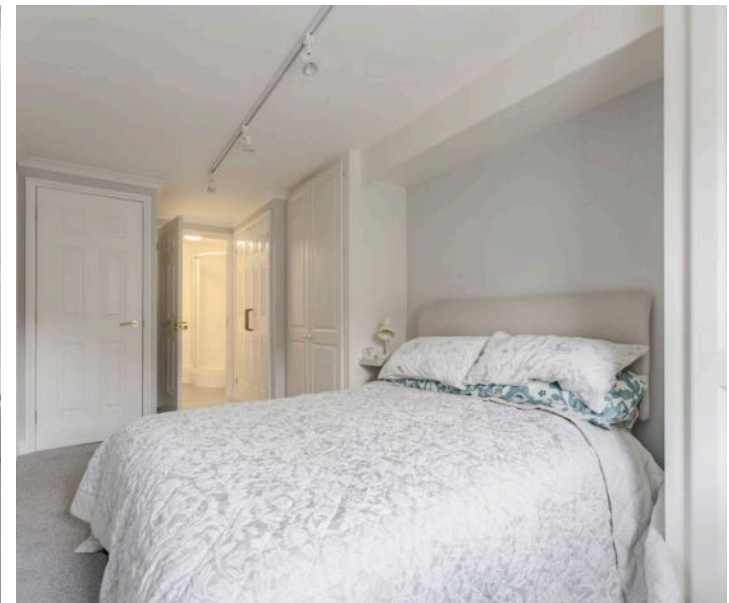
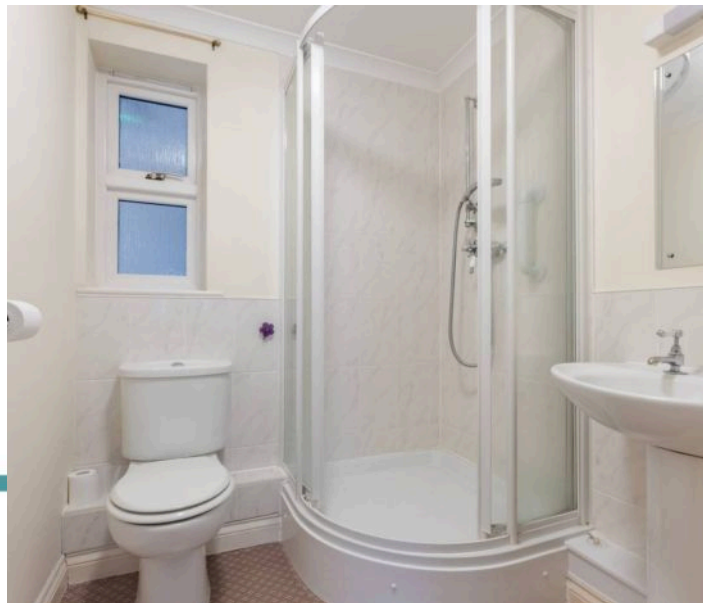
Sold leasehold, connected to mains water, electricity and drainage

Leasehold with 280 years remaining on the lease

Ground rent £250 per annum

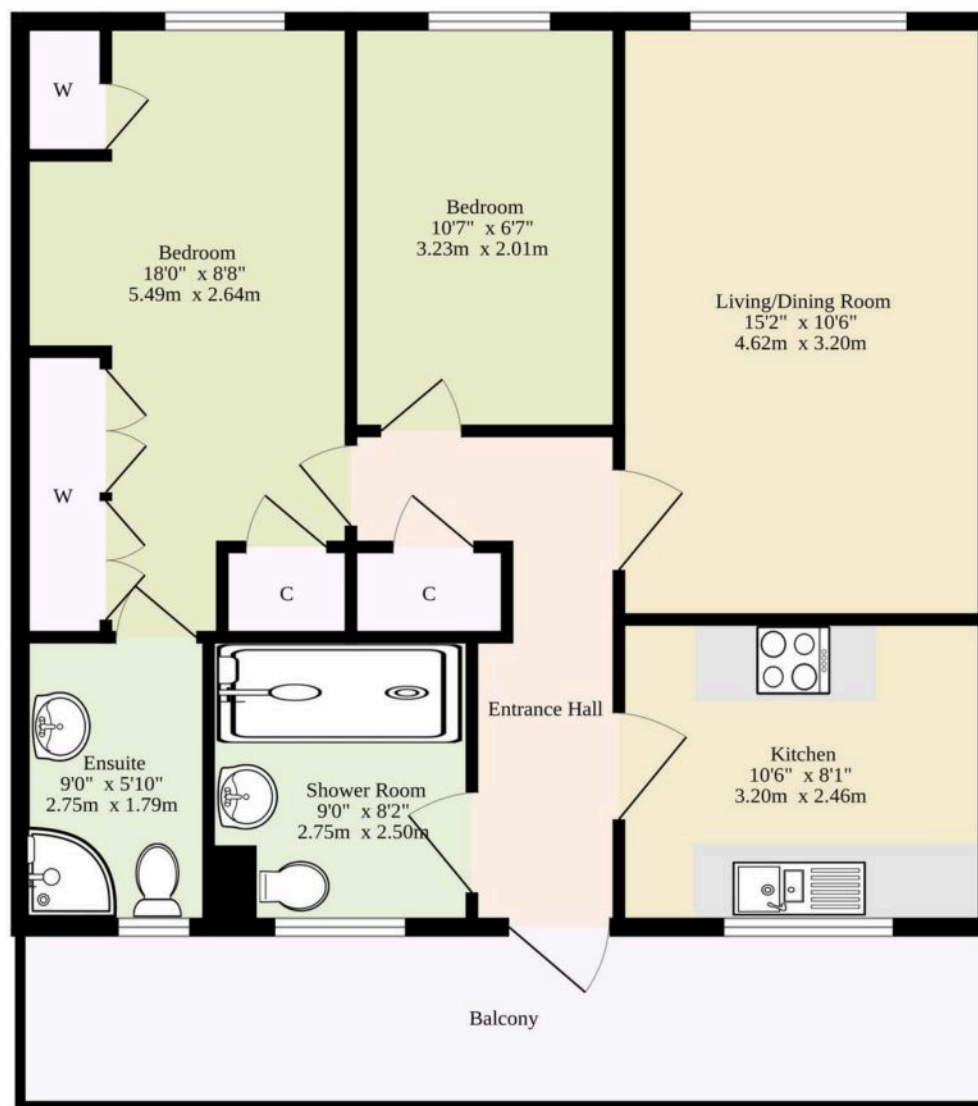
Maintenance fee £2600 per annum

Electric underfloor heating throughout



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847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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